

26-0-3-1

WARRANTY DEED
Statutory Short Form

028032

#13830 2732

We, Leroy H. Stinneford and Elaine M. Bernier of Benton, Kennebec County, State of Maine, for consideration paid, grant to Armande M. Nelson of Waterville, Kennebec County, State of Maine, whose mailing address is #6 Countryside Trailer Park, Waterville, Maine 04901, with **Warranty Covenants**, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

LOT #1 as depicted on Plan entitled "West Ridge, A Proposed Subdivision for Gerald C. and Elizabeth A. Tipper on West River Road" surveyed by Northeast Land Surveys, Inc., dated April 19, 1989 and recorded in the Kennebec County Registry of Deeds in File No. D-89132, and to which Plan reference is made for a more particular description of the premises herein conveyed.

EXCEPTING and reserving an easement across Lot #1 for sewerage lines to serve Lot #2, the location of such easement being more particularly described as follows, to wit: Beginning at a point on the westerly line of Lot #1, said point being S 26° 0' E a distance of 201.9 feet from a steel pin marking the northwest corner of said Lot #1; thence N 64° 40' E a distance of 101.3 feet to a point on the westerly line of Lot #2; thence S 26° 01' E a distance of 30 feet to a point; thence S 64° 40' E a distance of 101.3 feet to a point on the westerly line of Lot #1; thence N 26° 0' E a distance of 30 feet to the point of beginning.

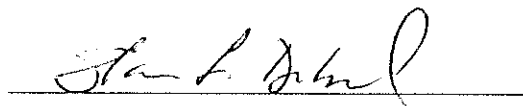
ALSO conveying to the grantee, her heirs and assigns the right to have any sewer lines servicing Lot #1 tie into the manhole to be located approximately where the above-described sewerage easement intersects with the property lines between Lots #1 and #2. Installation and costs of installation of the manhole shall be the responsibility of the owner of Lot #2; however, costs for maintaining the said manhole and the common sewer line from said manhole to the City's manhole shall be shared equally between the owners of Lots #1 and #2.

THIS conveyance is expressly subject to the restriction that not more than one single family residence, exclusive of outbuildings, shall be allowed on the above-described lot. This restriction shall run with the land and relate to all of the lots as depicted on the above-referred to subdivision plan.

BEING all and the same premises acquired by Leroy H. Stinneford and Elaine M. Bernier by Warranty Deed from Gerald C. Tipper and Elizabeth A. Tipper dated April 27, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3723, Page 17.

WITNESS our hands and seals this 5th day of December, 1991.

Signed, Sealed and Delivered
in the presence of:





Leroy H. Stinneford



Elaine M. Bernier

STATE OF MAINE
COUNTY OF KENNEBEC

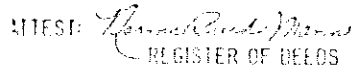
Dated: December 5th, 1991

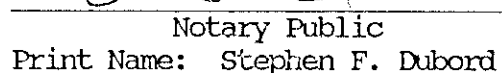
Then personally appeared the above named Leroy H. Stinneford and Elaine M. Bernier and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

1991 DEC -6 AM 9:00

WITNESSES: 
REGISTER OF DEEDS


Notary Public

Print Name: Stephen F. Dubord

